

FOR LEASE | LEAGUE CITY, TX

OFFICE / WAREHOUSE

+/- 8,200 SF

CLIMATE CONTROLLED



Joe Trout

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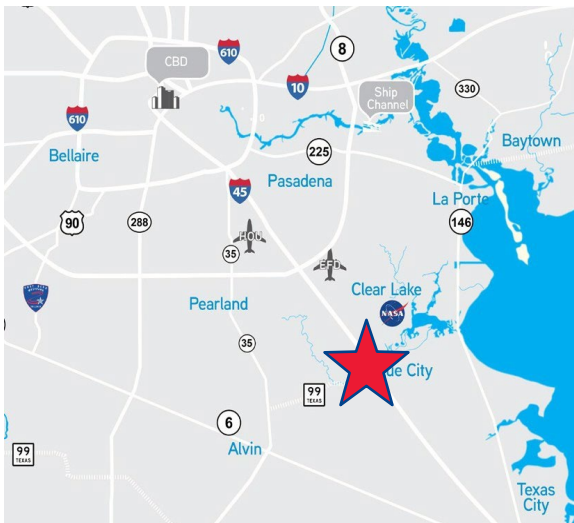
Joe Trout Commercial Real Estate

1261 Butler Road, Bldg-B League City, TX 77573

Located in Premier Brittany Business Park

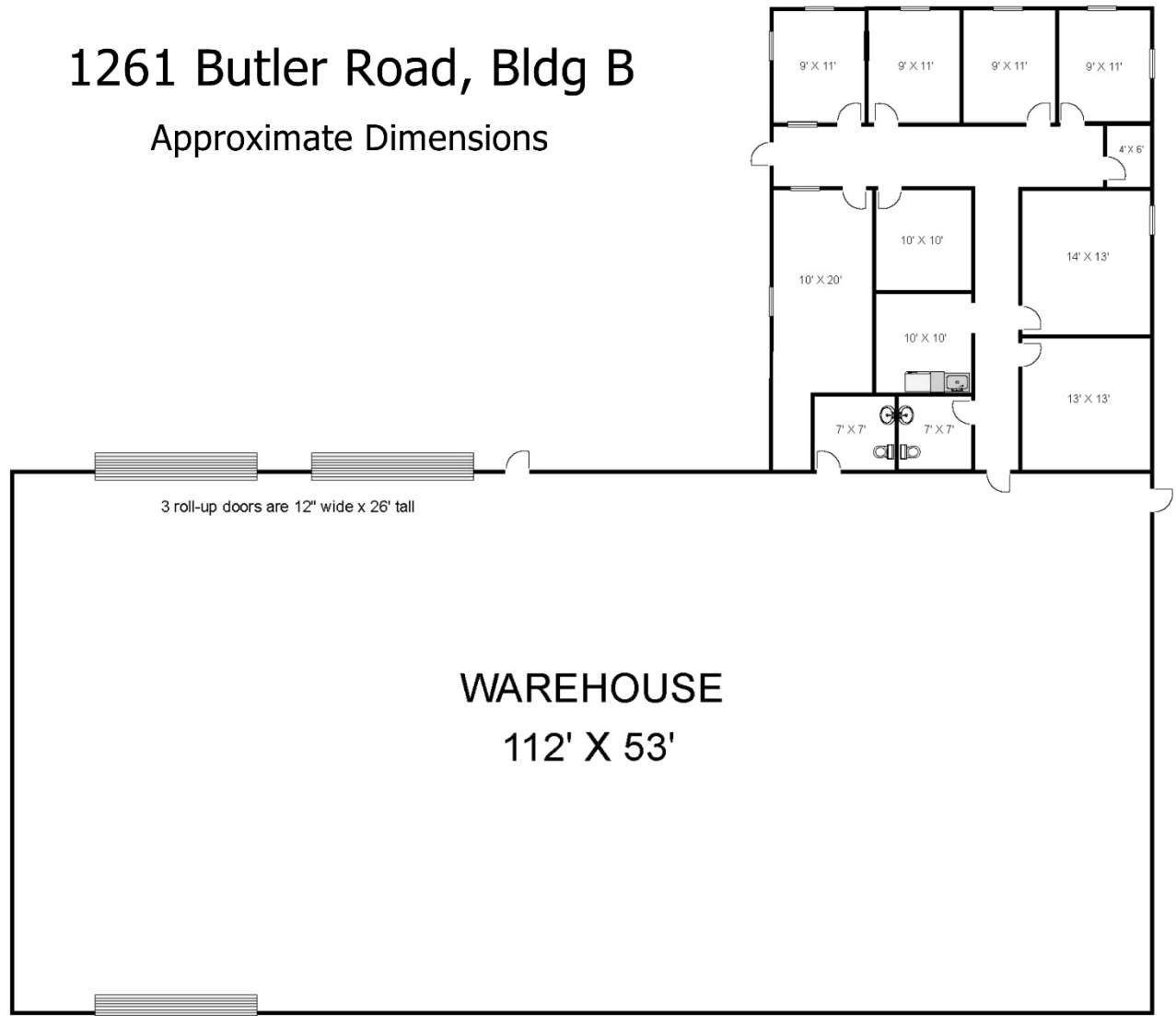
Property Features

- 8,200 SF (+/-) TOTAL
 - 2,000 SF (+/-) office
 - 6,200 SF (+/-) warehouse
- **Fully Climate Controlled Warehouse**
- (3) 12' x 16' grade level drive-in doors
- Built in 2015
- Near immediate access to I-45 / Gulf Freeway
- Five (5) year term preferred
- NNN Lease Rate: **Call for Rate**
- Estimated 2026 Op Ex: \$0.39 PSF/month

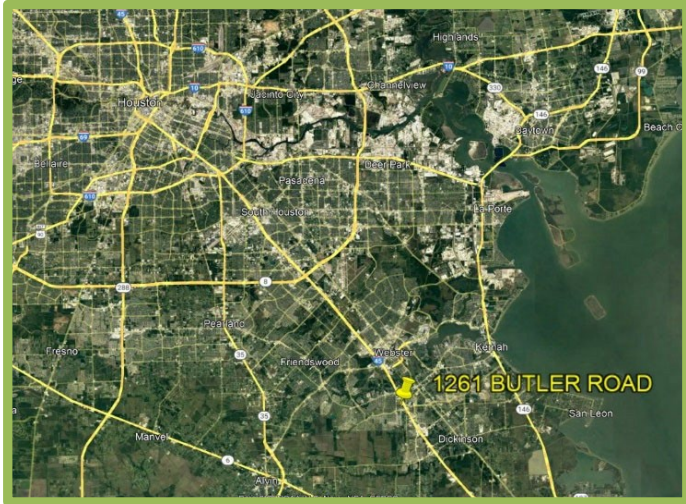


1261 Butler Road, Bldg B

Approximate Dimensions



1261 Butler Rd | For Lease



1261 Butler Rd | For Lease



